

There have been some complaints about outdoor wood burners/hydronic furnaces. As a reminder of the regulations the information below is copied from the Zoning Book. Please contact our Zoning Inspector, Victoria Walker, at 330-931-6161 with any questions.

Section 750 Outdoor Hydronic Furnaces

A typical Outdoor Hydronic Furnace burns wood to heat water that is piped underground to a nearby structure (usually a home) resulting in heat and/or hot water for the building. An Outdoor Hydronic Furnace resembles a small shed with a smokestack, typically located on the outside of the building to be heated. Most of the Outdoor Hydronic Furnaces are sold for use in rural cold climate areas where wood is readily available; however, Outdoor Hydronic furnaces can be found throughout the United States.

Outdoor Hydronic Furnaces can be substantially dirtier and less efficient than most other home heating technologies. With their smoldering fires and short smokestacks (usually no more than six to ten feet tall), Outdoor Hydronic Furnaces create heavy smoke and release it close to the ground, where it often lingers and exposes people in the area to nuisance conditions and health risks.

- A. No person shall operate an Outdoor Hydronic Furnace in such a manner as to create a nuisance.
- B. The location of an Outdoor Hydronic Furnace shall be in accordance with the following requirements:
 - 1. Locate only in the rear yard.
 - 2. The Outdoor Hydronic Furnace shall comply with all district setback requirements.
 - 3. Except for the principal building(s) being serviced, an Outdoor Hydronic Furnace shall be placed at least 250 ft. from the nearest building intended for human habitation, place of assembly, education, occupancy by the public on the surrounding properties.
 - 4. More than one building on the site may be serviced from a single Outdoor Hydronic Furnace.

C. Allowable Fuel Material:

No person that operates an Outdoor Hydronic Furnace shall use a fuel other than the following:

- 1. Clean dry wood that has no paint, stains, or other types of coatings and wood that has not been treated with, but not limited to copper chromium arsenate, creosote or Pentachlorophenol.

2. Wood pellets made from clean wood.
3. Home heating oil in compliance with the applicable sulfur content limit of natural gas may be used as starter fuel for dual-fuel for Outdoor Hydronic Furnaces.
4. Other fuels as approved by the Environmental Protection Agency.

D. Time of Operation

Outdoor hydronic Furnaces may only operate between October 1 and April 15